121.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,380,300 / 1,380,300
					USE VALUE:	1,380,300 / 1,380,300
					ASSESSED:	1,380,300 / 1,380,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		HOPKINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROOKS KYLE & KRISTEN
Owner 2:	
Owner 3:	
Street 1:	27 HOPKINS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	AZAD LEGACY PARTNERS LLC -
Owner 2:	-
Street 1:	430 MARRETT RD
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02421

NARRATIVE DESCRIPTION

This parcel contains 4,464 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1916, having primarily Clapboard Exterior and 3602 Square Feet, with 1 Unit, 4 Baths, 3 3/4 Baths, 1 HalfBath, 8 Rooms, and 4 Bdrms.

BK-8918-PG-367

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4464.000	875,200	6,600	498,500	1,380,300
Total Card	0.102	875,200	6,600	498,500	1,380,300
Total Parcel	0.102	875,200	6,600	498,500	1,380,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.20 | /Parcel: 383.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 77927

GIS Ref

GIS Ref

Insp Date 05/20/20

!9354!

PREVIOUS ASSESSMENT

Parcel ID: 121.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	345,100	1800	4,464.	498,500	845,400	845,400	Year End Roll	12/18/2019
2019	101	FV	271,600	1800	4,464.	526,200	799,600	799,600	Year End Roll	1/3/2019
2018	101	FV	271,600	1800	4,464.	387,700	661,100	661,100	Year End Roll	12/20/2017
2017	101	FV	271,600	1800	4,464.	371,100	644,500	644,500	Year End Roll	1/3/2017
2016	101	FV	271,600	1800	4,464.	343,400	616,800	616,800	Year End	1/4/2016
2015	101	FV	256,000	1800	4,464.	288,000	545,800	545,800	Year End Roll	12/11/2014
2014	101	FV	256,000	1800	4,464.	281,400	539,200	539,200	Year End Roll	12/16/2013
2013	101	FV	256,000	1800	4,464.	268,100	525,900	525,900		12/13/2012

PRINT

Date	Time
12/10/20	23:50:45

LAST REV

Date	Time
10/19/20	11:53:12
danam	
9354	

USER DEFINED

Prior Id # 1:	77927
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AZAD LEGACY PAR	74583-206	1	4/30/2020		1,625,000	No	No		
HYDE WILLIAM J	71904-596		11/19/2018	Estate/Div	665,000	No	No		
	PR437-422		1/1/1968	Family		No	No		Mildred A Hyde dod 1/4/1967
BENDA CLEMENS E	8887-25		1/10/1957		19,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2019	823	Addition	270,000	O				
3/25/2019	400	Window/S	20,000	C				
11/16/2018	1720	Inter-De	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/13/2020	SQ Returned	JO	Jenny O
5/20/2020	Measured	PT	Paul T
11/18/2017	MEAS&NOTICE	HS	Hanne S
2/12/2009	Measured	372	PATRIOT
11/17/1999	Mailer Sent		
10/27/1999	Measured	266	PATRIOT
9/14/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4464		Sq. Ft.	Site		0	90.	1.24	10									498,528						498,500	

Total AC/HA: 0.10248 | Total SF/SM: 4464 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 498,528 | Spl Credit | Total: 498,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	50	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	3	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.02122140
Const Adj.:	1.08695614
Adj $ / SQ:	144.303
Other Features:	145263
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	917431
Depreciation:	42202
Depreciated Total:	875229

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

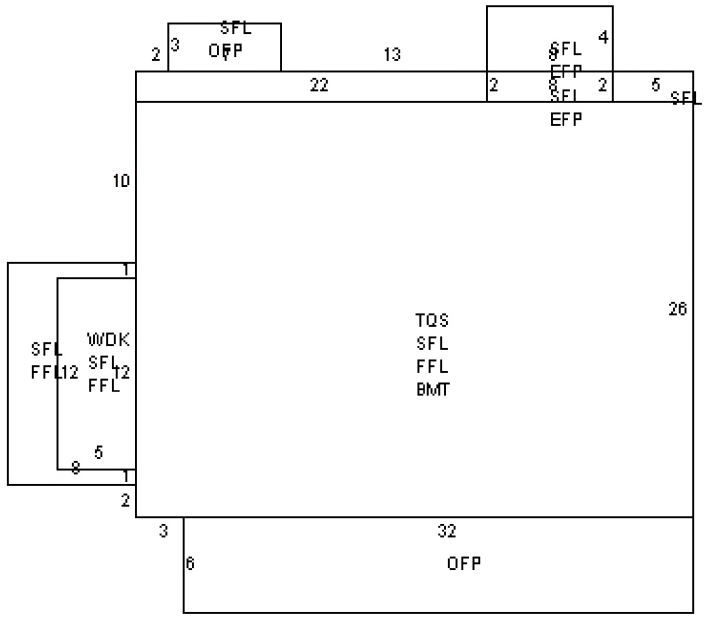
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	3
Totals			
1	8	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,124	144.300	162,197
FFL	First Floor	1,022	144.300	147,478
BMT	Basement	910	70.890	64,509
TQS	3/4 Story	683	144.300	98,487
OFP	Open Porch	213	26.350	5,614
WDK	Deck	60	17.390	1,043
EFP	Enclos Porch	48	78.910	3,788
	Net Sketched Area:	4,060	Total:	483,116
Size Ad	2828.5	Gross Are	4287	FinArea 3602

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	85		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	210.68
Special Features:	0	Val/Su Net:	215.57
Final Total:	875200	Val/Su SzAd	309.42

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 121.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X14	A	AV	2000	23.93	T	15.2	101			5,700			5,700
19	Patio	D	Y	1	12x21	A	AV	2020	3.74	T	5	101			900			900

More:	N	Total Yard Items:	6,600	Total Special Featues:		Total:	6,600